

**245 Marion Dr**  
Baton Rouge, LA 70806



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**MLS# 2025015616**



**\$519,000**

**4 Bedrooms | 3 Bathrooms | 2,225 Sqft**

Here it is! A three-year-old custom-built modern dream home with a contemporary flair, located in a fantastic area of Baton Rouge, just a few blocks from Mid City, known for its artisan shops and incredible food. This home is designed for entertaining and enjoying beautiful views, featuring a wall of windows that welcomes the morning sun. The quartz waterfall island serves as the centerpiece of the kitchen. There are several inviting areas to gather and mingle with guests, including the back patio, living room, dining room, and kitchen. The split floor plan includes three bedrooms located down the front hall, along with a shared bathroom. A hallway past the back patio entrance leads to the double doors of the primary bedroom suite. Conveniently located near the kitchen is a mudroom that includes a full bath, as well as a large laundry room.



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